

Draft: January 31, 2002

AMENDED AND RESTATED COMMUNITY DEVELOPMENT PLAN FOR THE
HOLLISTER REDEVELOPMENT PROJECT

Prepared by the
Hollister Redevelopment Agency

Adopted on _____, by Ordinance No. _____

TABLE OF CONTENTS

	<u>Page</u>
PART I. INTRODUCTION	1
PART II. GENERAL DEFINITIONS	2
PART III. PROJECT AREA BOUNDARIES	3
PART IV. REDEVELOPMENT GOALS AND OBJECTIVES	3
A. OVERVIEW OF GOALS AND OBJECTIVES.....	3
B. SPECIFIC GOALS AND OBJECTIVES	4
PART V. LAND USE REGULATIONS	5
A. OVERVIEW OF REGULATIONS	5
B. PERMITTED LAND USES	6
C. LAND USE MAP; PUBLIC RIGHTS OF WAY	6
D. GENERAL CONTROLS AND LIMITATIONS	7
E. ADOPTION OF ADDITIONAL STANDARDS FOR DEVELOPMENT	10
F. BUILDING PERMITS	10
G. DWELLING UNITS.....	10
H. AFFORDABLE HOUSING	10
I. MITIGATION MEASURES	11
PART VI. REDEVELOPMENT TECHNIQUES TO ACHIEVE PLAN OBJECTIVES	11
A. PUBLIC IMPROVEMENTS.....	12
B. PROPERTY ACQUISITION	12
C. PARTICIPATION BY OWNERS AND BUSINESS TENANTS	14
D. COOPERATION WITH PUBLIC BODIES	16
E. PROPERTY MANAGEMENT	16
F. RELOCATION OF DISPLACED PERSONS AND BUSINESSES	17
G. DEMOLITION, CLEARANCE, AND SITE PREPARATION	18
H. REHABILITATION AND MOVING OF STRUCTURES; ASSISTANCE FOR CERTAIN PRIVATE IMPROVEMENTS	18
I. REPLACEMENT DWELLING UNITS.....	19
J. PROPERTY DISPOSITION AND DEVELOPMENT	19
K. PREVENTION OF DISCRIMINATION	21

TABLE OF CONTENTS

(continued)

	<u>Page</u>
PART VII. METHODS FOR FINANCING THE PROJECT.....	22
A. GENERAL PROVISIONS	22
B. AFFORDABLE HOUSING FINANCING	23
C. TAX INCREMENTS.....	23
D. BONDS.....	24
E. OTHER LOANS, GRANTS AND ADVANCES	25
PART VIII. ACTIONS BY THE CITY.....	25
PART IX. ENFORCEMENT	26
PART X. DURATION OF THIS PLAN AND RELATED TIME LIMITS	26
PART XI. SEVERABILITY	27
PART XII. PROCEDURE FOR AMENDMENT	27
PART XIII. AUTHORITY OF THE AGENCY.....	27
EXHIBIT A	BOUNDARY MAP
EXHIBIT B	LEGAL DESCRIPTION
EXHIBIT C	LAND USE MAP
EXHIBIT D	INITIALLY PROPOSED ACTIONS AND PROJECTS
EXHIBIT F	EMINENT DOMAIN MAP

AMENDED AND RESTATED COMMUNITY DEVELOPMENT PLAN FOR THE HOLLISTER REDEVELOPMENT PROJECT AREA

PART I. INTRODUCTION

This is the Amended and Restated Community Development Plan ("Plan") as amended by the Second Amendment ("Amendment"), for the Hollister Redevelopment Project Area ("Project Area"). This Plan amends, restates, and supersedes in its entirety the Community Development Plan hereto adopted for the Hollister Redevelopment Project ("Project"), and all amendments to such Plan previously adopted. Nothing in this Plan is intended to or shall affect in any manner the base year valuation for the Project determined in accordance with Section 33670 of the California Community Redevelopment Law. This Plan consists of text (Part I through Part XIII), Boundary Map (Exhibit A), a Legal Description (Exhibit B), a Land Use Map (Exhibit C), a list of Initially Proposed Actions and Projects (Exhibit D) and an Eminent Domain Map (Exhibit F).

This Plan has been prepared by the Hollister Redevelopment Agency ("Agency") pursuant to the Constitution of the State of California, the Community Redevelopment Law of the State of California ("Redevelopment Law"), and all applicable laws and local ordinances.

This Plan amends and supersedes the existing plan originally adopted on June 19, 1983, by Ordinance 611 and most recently amended on December 19, 1994 by Ordinance 856 to comply with AB 1290 ("Existing Plan"). The Amendment would amend the Existing Plan as follows: 1) Increase the Existing Plan's limit on the amount of tax increment revenue that may be collected by the Agency; 2) Increase the Existing Plan's existing limit on the amount of bonded indebtedness that may be outstanding at any one time; 3) Reestablish the Existing Plan's authority to acquire property by eminent domain; and 4) Update other technical provisions of the Existing Plan.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Hollister, as applied in accordance with local codes and ordinances. This Plan is based upon the Preliminary Plan formulated and adopted by the Planning Commission of the City of Hollister on August 24, 2000.

This Plan provides the Agency with powers, duties and obligations to implement the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

Many of the requirements contained in this Plan are necessitated by and in accordance with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions

may be changed from time to time. In the event that any such statutory changes affect this Plan's terms, and would be applicable to the Agency, the Project Area, or this Plan, the terms of this Plan that are so affected shall be automatically superseded by such statutory changes, to the extent necessary to be in conformity with such statutory changes (and all other terms of the Plan shall remain in full force and effect).

PART II. GENERAL DEFINITIONS

The definition of general terms contained in the Redevelopment Law shall govern the construction of this Plan, unless more specific terms and definitions therefore are otherwise provided in this Plan. In addition, the following specific definitions are used in this Plan:

A. "Agency" means the Hollister Redevelopment Agency.

B. "City Council" means the City Council of the City of Hollister, California.

C. "City" means the City of Hollister, California.

D. "Community Development or Community Redevelopment means those activities provided for under the California Community Redevelopment Codes, included within the Health and Safety Codes Section 33000 et. Seq.

E. "County" means the County of San Benito, California.

F. "General Plan" means the City of Hollister General Plan, as it now exists or may hereafter be amended, and any specific plan(s) applicable to all or portions of the Project Area that may hereafter be in effect from time to time.

G. "Land Use Map" means the map setting forth the currently permitted land uses and major circulation routes in the Project Area. The Land Use Map is attached to this Plan as Exhibit C.

H. "Owner" means any person owning fee title to, or a long-term leasehold interest in Real Property (as defined below) within the Project Area.

I. "Owner Participation Rules" means the Rules for Business Tenant Preference and Owner Participation adopted by the Agency pursuant to the Redevelopment Law, as such Rules now exist or may hereafter be amended.

J. "Person" means any individual, or any public or private entity.

K. "Personal Property" means moveable property, chattels and any other property not part of real property.

L. "Plan", "Community Development Plan" or "Amended and Restated Community Development Plan" means this Community Development Plan for the Hollister Redevelopment Project, as it now exists or may hereafter be amended.

M. "Planning Commission" means the Planning Commission of the City of Hollister, California.

N. "Project" means the redevelopment activities undertaken in or for the benefit of the Project Area pursuant to this Plan.

O. "Project Area" means the area included within the boundaries of the Hollister Redevelopment Project Area, as shown on the Boundary Map (Exhibit A) and described in the Legal Description (Exhibit B).

P. "Real Property" means land, including land under water and waterfront property; buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; and every estate, interest, privilege, easement, franchise and right in land, including but not limited to rights-of-way, terms of years and liens, charges or encumbrances by way of judgment, mortgages or otherwise and the indebtedness secured by such liens.

Q. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code Section 33000 et seq.).

R. "State" means the State of California.

S. "Zoning Ordinance" means the Zoning Ordinance of the City of Hollister, California, as it now exists or may hereafter be amended.

PART III. PROJECT AREA BOUNDARIES

The Project Area consists of all properties within the boundaries shown on the Boundary Maps (Exhibit A) and described in the Legal Description (Exhibit B).

PART IV. COMMUNITY DEVELOPMENT AND REDEVELOPMENT GOALS AND OBJECTIVES

A. OVERVIEW OF GOALS AND OBJECTIVES

The purpose of redevelopment is to eliminate serious physical, economic and social blight that burdens the community and which cannot reasonably be expected to be reversed or alleviated by private enterprise or government action, or both, without redevelopment. The Project Area exhibits a number of these conditions, which require the powers of redevelopment to address.

The Community Development Plan is designed to provide an effective set of legal and financial tools and techniques that will enable the City, the Agency, to build upon the strengths of the area—its environmental, historic, social and cultural resources and heritage, while overcoming its adverse physical, economic, and social conditions, to achieve the fundamental goals of the City of Hollister General Plan.

The legal and financial tools and techniques authorized in this Plan shall be used in a manner that will preserve and capitalize upon the environmental, historic, social and cultural resources of the area to the maximum extent possible consistent with revitalization of the Project Area as envisioned in the General Plan.

B. SPECIFIC GOALS AND OBJECTIVES

The Agency will utilize the authority of this Plan to achieve the following specific goals and objectives in furtherance of the purposes of the Redevelopment Law and the General Plan:

1. Provide a stable, diversified and larger economic base for the Project Area and community.
2. Conserve and improve existing public facilities and to provide such new facilities as needed for the full and complete revitalization of the Project Area.
3. Provide safer, more efficient and economical movement of persons and goods within the Project Area and community.
4. Provide additional housing opportunities in the Project Area and community.
5. Enhance the physical environment of the Project Area and to emphasize its favorable environmental characteristics.
6. Elimination and prevention of conditions of physical, economic and social blight and deterioration in the Project Area.
7. Conservation, rehabilitation and redevelopment of the Project Area in accordance with the General Plan, future specific or area plans, this Plan, and the Zoning Ordinance, as they now exist or may hereafter be adopted or amended.
8. The elimination of substandard buildings and those that conflict with uses proposed in the General Plan and the applicable City standards and guidelines, as they now exist or may hereafter be adopted or amended.
9. Creation of a strong commercial and industrial incentive program to encourage upgrading of commercial industrial buildings and to attract new uses to the area.

10. Achievement of an environment reflecting a higher level of concern for architectural, landscape, urban design and land use principles appropriate for attainment of the objectives of this Plan and the General Plan, as they now exist or may hereafter be adopted or amended.

11. Control of unplanned growth by guiding revitalization, rehabilitation and new development in such a fashion as to meet the needs of the Project, the City and its citizens.

12. Elimination or amelioration of constraints to development, including, without limitation, accessibility constraints that interfere with proper development by providing, as may be appropriate, street, interchange, and railroad overpass or other public improvements.

13. Elimination or amelioration of deficient or substandard public infrastructure conditions including insufficient off-street parking; deficient, undersized, or poorly located utilities; inadequate water, sewer, or fire protection facilities; or other similar public improvement deficiencies adversely affecting the Project Area.

14. Provision of assistance, as may be appropriate, to property owners, businesses, and investors to facilitate the rehabilitation or construction of buildings suitable for job generating commercial or industrial, and service uses.

15. Provision, as may be appropriate, of assistance to public and private development entities in the mitigation of environmental conditions that interfere with property development.

16. Promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate an increase in industrial, and commercial service activity.

17. Creation and development of local job opportunities and preservation of the Project Area's existing employment base consistent with the General Plan.

18. Provision of assistance, as may be appropriate, to ensure the development, by rehabilitation or new construction, of a range of housing types affordable to various segments of the community, within the Project Area and elsewhere in the City in a manner consistent with the provisions of the General Plan and the Redevelopment Law, as they now exist or may hereafter be amended.

PART V. LAND USE REGULATIONS

A. OVERVIEW OF REGULATIONS

The City has adopted a General Plan, which is in full conformance with the State requirements for general plans.

The permitted land uses, land use standards, development goals, objectives and policies, and other evaluation guidelines of this Community Development Plan shall be those set forth in the General Plan, together with the specific redevelopment goals and objectives outlined in Part

IV above (which are consistent with and serve to implement the more general goals and objectives of the General Plan). It is further intended that all provisions of the Zoning Ordinance, as it now exists or hereafter be amended, shall be applicable to developments in the Project Area, and that all development in the Project Area shall comply with all applicable state and local laws, codes and ordinances in effect from time to time in the City, in addition to any requirements of the Agency imposed pursuant to this Plan.

Finally, the applicable City zoning and planning processes (including any moratoria or temporary development restrictions imposed by the City) shall continue to have full effect and shall continue to serve as the primary determinant for land use decisions in the Project Area. Without limiting the generality of the foregoing, and subject to the following paragraph, the Planning Commission, the City Council, City departments, and other City boards and commissions shall perform the same functions for consideration and approval or disapproval of development applications, permits and other entitlements for properties within the Project Area that are subject to this Community Development Plan, as for properties outside the Project Area that are not subject to this Community Development Plan.

The City Council may, in its discretion through appropriate future legislation, amend applicable City planning or building codes and standards to provide for modified or streamlined processing of development applications within redevelopment project areas or other special zones. Any such amendment of City planning and building codes and standards shall thereafter apply to the processing of development applications in the Project Area in accordance with the terms of such amendment.

B. PERMITTED LAND USES

As noted in the overview to this Part, this Community Development Plan adopts the land uses set forth in the General Plan as the permitted uses within the Project Area. It is intended that the land uses set forth in the General Plan now, or as they may hereafter be amended, shall be the land uses governing this Plan.

C. LAND USE MAP; PUBLIC RIGHTS OF WAY

1. Land Use Map

The Land Use Map (Exhibit C) shows the current permitted land uses, major circulation routes and street layout, the location of property proposed to be devoted to public purposes within the Project Area. The specific types of uses and activities (including size, height, and number of buildings and dwelling units) permitted or conditionally permitted in each land use category mapped on the Land Use Map are those types of uses and activities (including size, height and number of buildings and dwelling units) described in the General Plan for the relevant land use category. The land uses shown on the Land Use Map are drawn from the Land Use Element of the General Plan and shall be deemed to be automatically modified as the Land Use Element of the General Plan may be revised from time to time in order to maintain conformance of this Community Development Plan with the General Plan, as provided in Sections A and B of

this Part.

2. Public Streets and Rights-of Way

All streets within the Project Area may be widened, altered, or vacated for purposes of development of the Project. New streets may be created as appropriate, consistent with the General Plan. The anticipated configuration of streets and public rights-of-way within the Project Area (including existing streets to be retained and their relationship to major public facilities) is shown on the Land Use Map (Exhibit C). These public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

Additional public streets, alleys and easements may be created in the Project Area as appropriate for proper development, consistent with maintaining and enhancing the rustic, informal character of the area, as well as the natural environment. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the General Plan, the objectives of this Plan, and the City's design standards, and shall be effectuated in the manner prescribed by state and local law.

D. GENERAL CONTROLS AND LIMITATIONS

All real property in the Project Area is hereby subject to the goals, objectives, policies, controls and requirements of this Plan (which expressly incorporates the goals, objectives, policies, controls and requirements of the General Plan and the Zoning Ordinance). No real property shall be developed, rehabilitated, or otherwise changed after the date of adoption of the Plan except in conformance with the provisions of this Plan, the General Plan, the Zoning Ordinance, and all other applicable State and local laws and standards in effect from time to time.

1. New Construction

All new construction shall comply with all applicable State and local laws and standards in effect from time to time. Parking facilities shall be provided in accordance with the criteria set forth in the General Plan and the Zoning Ordinance, as they now exist or may hereafter be amended, and any additional standards adopted by the Agency pursuant to Section E below. All parking shall be paved and drained so that storm and surface water drainage from parcels will not cross public sidewalks. All parking spaces visible from the street shall be landscaped as necessary to prevent unsightly barren appearances. Off-street loading facilities, trash areas and any outdoor storage of materials approved by the City and/or Agency shall be adequately enclosed or screened by walls, landscaping, or other such enclosure consistent with the applicable City ordinances.

2. Non-Conforming Uses

The existence, continuation, renovation, repair, expansion, and replacement of nonconforming uses in the Project Area shall be governed by the applicable City land use regulations in effect from time to time.

3. Rehabilitation

Any structure within the Project Area, which will be retained as part of the Plan, shall not be altered, constructed, or rehabilitated unless it is done so in conformance with the General Plan, the Zoning Ordinance, all applicable codes, and any guidelines, which may be adopted by the Agency to assist in the implementation of the Plan. This conformity shall extend to the architectural character, the public spaces and other elements as required by the City and/or Agency.

4. Open Space/Landscaping

Park and recreational facilities as well as public open space shall be developed in a manner consistent with the goals set forth in this Plan. Open space and public areas as well as any public buildings, which may be necessary in providing services to the public, are permitted uses throughout the Project Area. The standards for open space to be provided within the Project Area will be set forth in the General Plan and the Zoning Ordinance, as they now exist and may hereafter be amended, and are included as part of the goals and objectives of this Plan. The precise amount of open space, if any, to be provided in the Project Area will depend on the particular plans for development submitted by developers of private property in the Project Area and approved by the City. Landscaping plans for development projects shall be submitted to the City for review and approval.

5. Height and Bulk

The height and bulk of structures shall be regulated as provided in the General Plan and the Zoning Ordinance, as they now exist or as they may hereafter be amended, and such additional standards as may be adopted by the Agency pursuant to Section E below.

6. Density

The maximum permitted density of development on any building site shall be regulated as provided in the General Plan and the Zoning Ordinance, as they now exist or may hereafter be amended, and such additional standards as may be adopted by the Agency pursuant to Section E below.

7. Signs

Exterior signs necessary for the identification of buildings and premises shall be as permitted by the General Plan and the Zoning Ordinance, as they now exist or may hereafter be

amended, provided that they comply with any design criteria established for the Project Area. The Agency may require that the complete sign program for a development and such additional standards as may be adopted by the Agency pursuant to Section E below be reviewed by the Agency staff, as well as the Planning Commission, prior to the erection or installation of signs in any part of the Project Area.

8. Nondiscrimination and Nonsegregation

As more fully set forth in Part VI below, there shall be no discrimination or segregation based on race, color, creed, religion, sex, sexual orientation, marital status, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

9. Resubdivision of Parcels

After rehabilitation and development pursuant to this Plan, no parcel in the Project Area, including any parcel retained by a conforming owner or participant shall be subdivided without the approval of the City.

10. Variances

In the event the City grants a variance from applicable City land use regulations for development of a parcel within the Project Area, such grant of variance shall be deemed to constitute a comparable variance from the land use standards of this Plan without additional action by the Agency.

In addition, the Agency is authorized to permit variances from any development standards adopted by the Agency pursuant to Section E below or any affordable housing regulations or policy guidelines adopted by the Agency pursuant to Section H below. In order to permit such a variance the Agency must determine that:

- a. The application of one or more of the provisions of such Agency development standards, regulations or policy guidelines would result in unnecessary hardship to the property owner;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls;
- c. Permitting a variance from the limits, restrictions, or controls of such Agency development standards, regulations or policy guidelines will not be materially detrimental to the public welfare or injurious to property or improvements in the area;
- d. Permitting a variance from the limits, restrictions or controls of such Agency development standards, regulations or policy guidelines will not be contrary to the objectives of this Plan; and

e. The grant of variance by the Agency will not result in development that conflicts with applicable City land use standards.

No such variance shall be granted which changes a basic land use pursuant to this Plan or which permits other than a minor departure from the provisions of this Plan. In permitting any variance, the Agency shall impose such conditions as are necessary to protect the public health, safety, and welfare and to assure compliance with the objectives of the Plan.

E. ADOPTION OF ADDITIONAL STANDARDS FOR DEVELOPMENT

Within the limits, restrictions and controls established in the General Plan, the Zoning Ordinance, and this Plan, the Agency is authorized to establish and adopt, by appropriate resolution, specific guidelines and/or standards for building heights, building coverage, design criteria, architectural character, landscaping character, sign character, traffic circulation ingress and egress, parking, and any other development and design control necessary to implement the Plan. Such guidelines and/or standards may relate to both private and public areas within the Project Area. No new development shall be constructed and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with such adopted guidelines and/or standards for development. The Agency shall not approve plans, which do not comply with any adopted guidelines and/or standards for development.

F. BUILDING PERMITS

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been made and processed in a manner consistent with all City requirements.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application. See page 36 of existing Plan-call Billy to see if he wants it changed.

G. DWELLING UNITS

In compliance with the Health and Safety Code Section 33333(c), and as provided in Sections B, C.1 and D.6 of this Part V, the maximum number of dwelling units in the Project Area shall be regulated as provided in the General Plan and the Zoning Ordinance, as they now exist or may hereafter be amended.

H. AFFORDABLE HOUSING

To the extent, that new residential development or substantial rehabilitation occurs within the Project Area and if permitted by applicable General Plan and Zoning Ordinance provisions,

the Agency shall ensure compliance with the provisions of Health and Safety Code Section 33413(b) requiring that specified percentages of all new or substantially rehabilitated dwelling units developed in the Project Area (if any) be available at affordable housing cost to households in specified income categories for specific durations of time. Such adopted Agency regulations and/or policy guidelines shall be applicable and enforceable by the City and the Agency under this Plan with respect to parcels developed with new or rehabilitated residential structures in the Project Area regardless of whether such parcels are developed with Agency assistance or participation.

I. MITIGATION MEASURES

By concurrent resolution (Resolution No. _____; the "EIR Resolution") adopted in connection with certification of the Environmental Impact Report for this Plan (the "EIR"), the City Council and the Agency adopted specified environmental mitigation measures (the "Mitigation Measures") to be implemented as part of this Plan to minimize potential adverse environmental impacts of the Plan. The Mitigation Measures are based, in substantial part, on the mitigation measures identified in the EIR.

The Mitigation Measures are hereby incorporated into this Plan by this reference and shall be implemented by the Agency, the City, or individual property owners/developers, as appropriate, in connection with public and private actions undertaken pursuant to this Plan (including in connection with City land use approvals for developments in the Project Area during the effectiveness of this Plan).

Each individual public activity/improvement or private development action within the Project Area and/or in furtherance of this Community Development Plan that will require a discretionary approval by the Agency or the City will, at a minimum, be subject to a preliminary California Environmental Quality Act (CEQA) review to determine if the activity, improvement or development action then requires preparation of a negative declaration, a mitigated negative declaration or a subsequent or supplemental environmental impact report in accordance with the applicable standards of CEQA and the CEQA guidelines.

PART VI. REDEVELOPMENT TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

The development of the Project will be undertaken in accordance with the provisions of the Redevelopment Law. The Agency proposes to use the redevelopment techniques set forth in this Part VI and the Redevelopment Law to achieve the goals and objectives of the Plan set forth in Part IV above.

Among the programs and projects that may be implemented by the Agency using the techniques set forth in this Part VI and the Redevelopment Law are those described in Exhibit D, the Initially Proposed Actions and Projects. Exhibit D lists redevelopment programs and projects that appear, at the time of Plan adoption, to have significant potential for achieving the goals and objectives of the Plan. As redevelopment needs and opportunities evolve over the life of the Plan, the Agency may determine not to undertake certain programs or projects listed in

Exhibit D, and/or to undertake other programs and projects consistent with this Plan and the Redevelopment Law that are not listed in Exhibit D.

A. PUBLIC IMPROVEMENTS

As more fully set forth in Health and Safety Code Sections 33445 and 33679, the Agency is authorized to install and construct or cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements and public utilities include, but are not limited to, the construction, expansion, rehabilitation or modernization of over-or underpasses, bridges, streets, curbs, gutters, sidewalks, public gateway and signage features, street lights, sewers, sewage treatment facilities, waste water or septic tank disposal areas, storm drains, flood control facilities, traffic signals, electrical and other energy distribution and generation systems, communication systems, fiber optic systems, fire fighting facilities, police and criminal justice facilities, educational facilities, community and civic centers, natural gas distribution systems, water treatment and distribution systems, other public buildings, parks and open space areas, if any, off-street parking, plazas, landscaped areas, and undergrounding of existing utilities. Anticipated public improvements, facilities and utilities that may be installed or constructed, or caused to be installed or constructed, by the Agency include, but are not limited to, those public improvements, facilities and utilities set forth in the attached Exhibit D, the Initially Proposed Actions and Projects.

Without limiting the generality of the financing techniques available to the Agency under this Plan as set forth in Part VII, Section A below, among the techniques the Agency may employ to cause the financing and construction, expansion, rehabilitation, or modernization of the above-referenced public improvements and public facilities is participation in payments to assessment districts, Mello-Roos community facility districts, or other similar districts established pursuant to applicable law to finance construction, expansion, rehabilitation, or modernization of such public improvements and public facilities.

B. PROPERTY ACQUISITION

1. Acquisition of Real Property

Except as specifically limited herein (see paragraphs a., b., and c. below regarding limitations on the Agency's eminent domain power), the Agency may, but is not required to, acquire or obtain options to acquire all real property located in the Project Area by gift, devise, exchange, purchase, eminent domain or any other lawful method whatsoever except that the Agency power of eminent domain is limited to properties depicted on the Map attached as Exhibit F. The Agency may also acquire any other interest in real property less than a fee interest.

Since it is in the public interest and is necessary for the elimination of those conditions requiring redevelopment, the power of eminent domain may be employed by the Agency to acquire real property in the Project Area. The power of eminent domain shall not be exercised

on properties not shown on Exhibit F or, however, when the conditions described in either subdivision a. or b. or c. below exist:

a. The property in question is owned by a public body and that public body has not consented to the exercise of the power of eminent domain by the Agency; or

b. The property in question is improved with a structure and, although not conforming to the Plan, the Agency has determined that the property and the structure can so conform pursuant to an owner participation agreement and that the owner is faithfully performing under the terms of the owner participation agreement; or

c. The property in question is improved with a structure and, in the sole determination of the Agency, all of the following are true:

(1) The property is not needed for those specific activities outlined in the Plan, including for development by a master developer pursuant to Section C.2 below; and

(2) The property is not needed for the development of replacement housing for those displaced by Agency activity, if any; and

(3) The property is not needed for any other public improvement or facility; and

(4) The property is not needed to promote historical or architectural preservation; and

(5) The property is not needed to remove a blighting influence on surrounding properties which prevents achievement of the objectives of this Plan; and

(6) The property is not needed for the elimination of environmental deficiencies including among other things, inadequate circulation, access or street layout, hazardous materials, incompatible and mixed uses, overcrowding and small parcel size; and

(7) The property is not needed for the removal of impediments to land development and disposition through assembly of land into appropriately sized and shaped parcels served by improved circulation and utilities.

Notwithstanding the foregoing limitations, the Agency may, with the prior written consent of the affected property owner, use the power of eminent domain to acquire property within the Project Area that is otherwise excluded from the exercise of the power of eminent domain for those properties located outside of the boundaries identified on Exhibit F but within Project Area boundaries or noted above.

The Agency must commence eminent domain proceedings with respect to any property, which it intends to acquire within twelve (12) years of the date of adoption of the ordinance approving this Second Amendment to the Community Development Plan including such

property in the Project Area. This time limit for commencement of eminent domain proceedings may be extended only by amendment of the Plan. The Agency may acquire property by voluntary (e.g., non-eminent domain) means after the expiration of the time limit for eminent domain proceedings and prior to the expiration of the effectiveness of the Plan.

Prior to any acquisition through eminent domain the Agency shall adopt a resolution declaring a need to acquire any specific property and authorizing the acquisition by such method.

2. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of the Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

C. PARTICIPATION BY OWNERS AND BUSINESS TENANTS

1. Opportunities for Owners and Business Tenants

The Agency shall extend reasonable preferences to persons who own property or are engaged in business in the Project Area, to continue or re-enter in business within the Project Area if they meet the requirements prescribed in this Plan and the Owner Participation Rules which have been adopted by the Agency and are available for public inspection.

It is the intention of the Agency that owners of fee title to, or a long term leasehold interest in, parcels of real property within the Project Area, where consistent with this Plan and the Owner Participation Rules, be allowed to participate in this redevelopment by: retaining all or a portion of their properties; acquiring adjacent or other properties in the Project Area; selling their properties to the Agency and purchasing other properties in the Project Area; and upgrading and developing their properties in conformance with this Plan and Owner Participation Rules.

The Agency may determine either on its own direction or pursuant to a request of a property owner that certain property within the Project Area does not conform to this Plan, and the owner of such property shall be required to enter into an owner participation agreement with the Agency as more fully described in Section C.3 below. Criteria for an Agency determination of property non-conformance with this Plan may include, without limitation, persistent vacancy or lack of use of the property for uses authorized under this Plan, uses on the property that are inconsistent with the goals and objectives of this Plan or with the permitted land uses under this Plan, or existence of improvements or conditions on the property that do not meet the general controls and limitations set forth in Part V of this Plan and/or the standards of any local, state or federal code or regulation (including, without limitation, the building code(s) of the City). Each property in the Project Area shall be considered to conform to this Plan, until and unless the Agency has determined by resolution that such property does not conform to this Plan.

The Agency may determine, either on its own direction or pursuant to a request of a property owner, that certain real property within the Project Area conforms or substantially conforms to the requirements of this Plan and that the owner of such property will, thereafter, be

permitted to remain a conforming owner without a participation agreement with the Agency, provided, such owner continues to operate and use the real property within the requirements of this Plan.

In the event a conforming owner desires to (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming, or (b) acquire additional real property within the Project Area, then the Agency may require such conforming owner to enter into a participation agreement with the Agency in the same manner as required for owners of non-conforming properties.

Any real property owned by a conforming owner outside of the designated conforming parcels and within the Project Area shall be considered and treated in the same manner as real property owned by other owners, i.e., may be subject to a participation agreement with the Agency.

All of the provisions of this Section C.1 are subject to the provisions of Section C.2 below for the selection of a master developer or developers to develop parcels within the Project Area.

2. Rules for Participation Opportunities, Priorities and Preferences; Selection of Master Developers

As more fully set forth in the Agency's adopted Owner Participation Rules (as such rules may be amended from time to time), in the event the Agency determines either on its own direction or pursuant to a request of a property owner that it is in the best interest of the Project that several parcels within the Project Area be assembled and developed by a single property owner or other entity under a master developer plan, the Agency may select and designate a master developer for the parcels based on the proposed master developer's financial and technical ability to successfully undertake and complete the development program.

Any individual or other entity may apply to be selected as a master developer of two or more parcels in the Project Area. Upon such application, the Agency shall determine whether it is desirable to designate a master developer for such parcels and whether the applicant or another individual or entity meets the qualification to serve as the master developer.

The rights of particular property owners and business tenants to participate in the redevelopment of their respective properties shall be subject to or limited by or eliminated by the inclusion of their property within a master development plan to be developed by another entity.

If the Agency determines that a particular parcel in the Project Area shall not be included in a master development plan, then the owner of the parcel and business tenants may participate in the redevelopment of property in accordance with the Owner Participation Rules adopted by the Agency. In general, the Owner Participation Rules provide that existing owners and business tenants within the Project Area be given non-financial preference, as more fully described in the Owner Participation Rules, for re-entry into business within the redeveloped Project Area.

Owners will be required to submit proof to the Agency of their technical qualifications and financial ability to carry out their agreement with the Agency.

3. Participation Agreements

In the event the property owner is otherwise eligible pursuant to Section C.2 above to participate in the redevelopment of the property, a property owner whose property is determined by the Agency to be a non-conforming property pursuant to Section C.1 above shall enter into a binding agreement with the Agency under which the property owner shall agree to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. Such agreement shall be prepared by the Agency after consultation with the property owner. Agreements will contain a list of minimum improvements to be made for the specific property to which it applies.

In such agreements, participating property owners who retain real property shall be required to join in the recordation of such documents as are necessary in the determination of the Agency to make the provisions of this Plan applicable to their properties.

If an owner who is required to enter into an owner participation agreement fails or refuses to enter into such agreement, or if such owner fails to perform any of the owner's obligations under an owner participation agreement, the Agency is authorized, subject to the limitations on the exercise of the power of eminent domain set forth in Section B.1 above, to acquire the real property or any interest therein which, if acquired, may be sold or leased for rehabilitation or development in accordance with this Plan.

D. COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies, which own or intend to acquire property in the Project Area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in the Plan to ensure that present uses and any future development by public bodies conform to the requirements of this Plan.

E. PROPERTY MANAGEMENT

During such time as property in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition.

The Agency shall comply with, and is authorized to exercise the rights and duties contained in, Health and Safety Code Section 33401, which states:

"The agency may, in any year during which it owns property in a redevelopment project that is tax exempt, pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt."

F. RELOCATION OF DISPLACED PERSONS AND BUSINESSES

As required by the California Relocation Assistance Act (Government Code Section 7260 et seq.), any relocation of persons and businesses as part of the Project will be subject to the following standards:

1. Assistance in Finding Other Locations

To the extent the Agency displaces any residents, businesses or others, the Agency shall assist persons (households, business entities and others) in finding other locations and facilities. There are areas of the City, other than the Project Area, not generally less desirable in regard to public utilities and public and commercial facilities, and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of families and persons that may potentially be displaced and available to such displaced families and persons and reasonably accessible to their places of employment.

In order to carry out the Project with a minimum of hardship on persons displaced from their homes by Agency actions pursuant to this Plan, the Agency shall assist such individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonable and convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing outside the Project Area for displaced persons.

2. Relocation Payments

The Agency may pay reasonable moving expenses to persons (including families, businesses and others) displaced by Agency actions pursuant to this Plan. This provision is not intended to provide incentives for commercial and industrial businesses to move out of the Project Area. The Agency may make such relocation payments for moving expenses where the Agency determines it is in the best interest of the Project and not to do so would create a hardship on the persons involved. The Agency may make such other payments as may be in the best interest of the Project and for which funds are available. The Agency shall make all relocation payments required by applicable law.

G. DEMOLITION, CLEARANCE, AND SITE PREPARATION

1. Demolition and Clearance

The Agency is authorized to demolish, clear, or move buildings, structures, and other improvements as necessary to carry out the purposes of this Plan.

2. Preparation of Building and Development Sites

The Agency is authorized to prepare or cause to be prepared as development sites any real property in the Project Area owned or acquired by the Agency.

3. Hazardous Waste Remediation and Removal

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove hazardous waste on, under or from property in the Project Area in accordance with the requirements of Health and Safety Code Section 33459 - 33459.8, or any successor legislation.

H. REHABILITATION AND MOVING OF STRUCTURES; ASSISTANCE FOR CERTAIN PRIVATE IMPROVEMENTS

1. To the extent appropriate in carrying out the Plan, the Agency is authorized to: (a) rehabilitate or cause to be rehabilitated any building or structure in the Project Area acquired by the Agency; and (b) move or cause to be moved any building or other structure to a location within or outside the Project Area.

2. For any rehabilitation project, the Agency may take any action it determines necessary and consistent with local, state and federal law to provide for seismic retrofits as provided in Health and Safety Code Section 33420.1 and any successor statute.

3. The Agency may take such actions as it determines are necessary to remove graffiti from public and private property in the Project Area pursuant to Health and Safety Code Section 33420.2 and any successor statute.

4. The Agency may establish a program under which it lends funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Project Area pursuant to Health and Safety Code Section 33444.5 and any successor statute.

5. The Agency may assist in financing of facilities or capital equipment, including, but not necessarily limited to pollution control devices, for properties being developed or rehabilitated for industrial or manufacturing uses within the Project Area pursuant to Health and Safety Code Section 33444.6 and any successor statute.

I. REPLACEMENT DWELLING UNITS

If any dwelling units housing persons and families of low or moderate income are destroyed or removed from the housing market as part of the Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs as defined by Health & Safety Code Section 50052.5, within the territorial jurisdiction of the Agency, in accordance with all the provisions of the Redevelopment Law (Health & Safety Code Sections 33413 and 33413.5).

J. PROPERTY DISPOSITION AND DEVELOPMENT

1. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law and upon compliance with the notice and hearing requirements of the Redevelopment Law, the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

2. Purchase and Development by Participants

Pursuant to the provisions of this Plan and the Owner Participation Rules adopted by the Agency, the Agency may offer real property in the Project Area for purchase and development by owner and business-tenant participants prior to or at the same time that real property is made available for purchase and development by persons who are not owners or business tenants in the Project Area.

3. Purchase and Development Documents

To provide adequate safeguards, to insure that the provisions of this Plan will be carried out, and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the Zoning Ordinance, as it now exists or hereafter be amended, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude, or any other provisions necessary to carry out this Plan.

During the period of redevelopment in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area proceeds in accordance with development documents.

The Agency may require that development plans be submitted to it for review and approval. All development must conform to this Plan and all applicable Federal, State and local laws.

4. Obligations to be Imposed on Redevelopers

Purchasers of property from the Agency shall be required to develop such property in accordance with the provisions of this Plan. The Agency shall have the right to withhold transfer of title to the acquirer, user or developer of property in order to ensure fulfillment of this requirement. No building, sign or structure shall be constructed upon any part of such property unless architectural plans and specifications showing, among other things, the nature of such construction, parking, loading, surface treatment and landscaping, the location and orientation of the structure(s) on the building site and the grading plans for the building site to be built upon, shall be submitted to, reviewed, and approved in writing by the Agency, or unless the Agency has waived the requirements of this sentence. The Agency shall have the right to refuse to approve any such plans or specifications when in the opinion of the Agency such plans or specifications do not conform with the conditions and objectives of the Plan, or to the design standards established by the Agency.

Acquirers, users or developers of property within the Project Area must commence the erection of any building, prosecute diligently the work thereon and complete it within such reasonable period of time as agreed upon with the Agency.

No acquirer, user, owner participant or developer shall resell, lease, sublease or otherwise dispose of property in the Project Area until the construction approved by the Agency has been completed, except with the prior written consent of the Agency.

Persons who are engaged in business in the Project Area shall be granted non-financial preference by the Agency to re-enter in business within the Project Area after redevelopment if they otherwise meet the requirements prescribed by the Plan and the Agency's adopted Owner Participation Rules.

The acquirer, user, or owner shall be responsible for complying with all applicable State and local laws, ordinances and codes, in effect from time to time.

5. Personal Property Disposition

For the purpose of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

K. PREVENTION OF DISCRIMINATION

1. General

Property owners and developers shall comply with all State and local laws, in effect from time to time prohibiting discrimination or segregation by reason of race, color, religion, creed, marital status, sex, sexual orientation, national origin or ancestry, in the sale, lease or occupancy of the property.

2. Conveyances by the Agency

Pursuant to the Redevelopment Law (Health & Safety Code Sections 33337 and 33435-33436), contracts entered into by the Agency relating to the sale, transfer or leasing of land, or any interest herein acquired by the Agency within the Project Area shall contain the provisions of those Redevelopment Law sections in substantially the form set forth therein. Such contracts shall further provide that the provisions of the applicable Redevelopment Law sections shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties and all other transferees under the instrument.

3. Other Contracts, Deeds and Leases for Conveyance of Project Area Property

All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Project Area shall contain the following nondiscrimination clauses as prescribed by the Redevelopment Law (Health & Safety Code Section 33435 and 33436):

In deeds, the following language shall appear:

"The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against, or segregation of, any persons or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, or ancestry, in the sale, lease,

sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

In leases, the following language shall appear:

"The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

"That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or number, use, or occupancy of tenants, sublessees, subtenants, or vendees in the premises herein leased."

4. Duration

The covenants in deeds, leases, and contracts from or with the Agency, with respect to prevention of discrimination, shall remain in effect in perpetuity.

PART VII. METHODS FOR FINANCING THE PROJECT

A. GENERAL PROVISIONS

The Agency is authorized to finance the Project with financial assistance from the City, the State of California, the Federal Government, property tax increments, interest income, Agency notes and bonds, assessment district or special tax district revenues, or any other available source. Advances for survey and planning and operating capital for administration of the Project may come through loans from the City or other entities. The City may also supply additional assistance through City loans and grants for various public facilities and other redevelopment activities. As available, gas tax funds from the State of California and the City may be used toward the cost of the street system and related improvements. It is anticipated that there may also be some revenue accruing to the Project from interest earned on investments of Agency funds.

The Agency is hereby authorized to borrow funds, obtain advances, and create contractual indebtedness and other obligations in carrying out this Plan, pursuant to applicable

law. The principal and interest on such borrowed funds; advances and other obligations may be paid from tax increments or any other funds available to the Agency.

B. AFFORDABLE HOUSING FINANCING

Pursuant to the Redevelopment Law (Health and Safety Code Section 33334.2), a minimum of twenty percent of all tax increments allocated to the Agency shall be used for the purposes of improving and increasing the community's supply of quality affordable housing unless the Agency makes one or more of the findings specified in Health and Safety Code Section 33334.2(a).

Tax increment revenues allocated to the Agency and earmarked for housing purposes will be used to fund existing and new programs for housing development and rehabilitation in a manner consistent with the Housing Element of the City's General Plan, and/or other applicable City housing policies, as they now exist or may hereafter be amended. The General Plan permits extremely limited residential uses within the Project Area, which is intended to be an industrial area. Therefore, provision of the low-and moderate-income housing outside the Project Area will be of benefit to the Project Area.

C. TAX INCREMENTS

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, the City, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be provided by the rate upon which the tax is levied each year by, or for, each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by, or for, said taxing agencies on all other property are paid. For the purpose of allocating taxes levied by, or for, any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the City last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date; and

2. Except as provided in Health and Safety Code Section 33670(e), that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable properties in such Project as shown by the last equalized assessment roll referred to in subdivision 1 above, all of the taxes levied and collected upon the taxable property in the Project

shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes allocated and paid to the Agency pursuant to subparagraph (2.) above is irrevocably pledged to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment program for the Project Area.

The portion of gross tax increment revenue divided and allocated to the Agency from the Project Area, pursuant to paragraph (2.) above, shall not exceed a cumulative total of \$650 million pursuant to Part X. B. of this Plan. (As of June 30, 2001, the Agency had been allocated a cumulative total of \$59,860,426 of gross tax increment revenues.) Additionally, the Agency may not be allocated more than \$262 million, from the date the Second Amendment is adopted, net of housing set-aside deposits, payments to affected taxing agencies, and debt service on the 1991, 1994, and 1997 Tax Allocation Bonds; or \$650 million for the entire duration of this Plan, gross of housing set-aside deposits, payments to affected taxing agencies, and debt service on the 1991, 1994, and 1997 Tax Allocation Bonds.

The Agency is authorized to make such pledges as to specific advances, indebtedness, and other obligations as appropriate, in carrying out the Project.

D. BONDS

The Agency may issue its bonds for any corporate purpose or for the purpose of refunding bonds it has previously issued. The principal and interest payable on such bonds may be paid from:

1. the income and revenues of the Project;
2. the tax increment funds allocated to the Agency;
3. the Agency's revenues generally;
4. any contributions or other financial assistance from the state or local government;
5. repayment of loans or other form of indebtedness to the Agency;
6. private parties;
7. any other source permitted by law; or
8. any combination of the above sources.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section C above which can be outstanding at any one time shall not exceed \$75 million in principal amount, except by amendment of this Plan.

E. OTHER LOANS, GRANTS AND ADVANCES

Any other available loans, grants, or financial assistance from any other public or private source may be utilized by the Agency for purposes of the Project.

Among other financing techniques that may be employed to encourage private sector financial support for Project Area redevelopment, the Agency may, consistent with the Redevelopment Law, facilitate the formation and financing of, and may cooperate with, community development financing institutions and land trusts involved in Project Area redevelopment activities.

PART VIII. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of the Plan to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but shall not be limited to, the following:

A. Acquisition of any real and personal property inside or outside the Project Area required for public use; demolition and removal of structures on such acquired property; and preparation of such property for construction. The costs to the City of such acquisition, demolition and site preparation may be reimbursed by the Agency from Project revenues.

B. Construction of any public improvements serving the purposes of this Plan. The costs to the City of such construction may be reimbursed by the Agency from Project revenues.

C. Establishment of an assessment district mechanism, to the extent permitted by applicable law including receipt of any required voter or property owner approval, to collect assessments, fees or other charges from property owners and developers within the Project Area for purposes of Project financing.

D. Initiation and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public right-of-ways, as appropriate to carry out this Plan.

E. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.

F. Imposition wherever necessary (by subdivision approval, conditional use permits or other means) of appropriate controls, within the limits of this Plan, upon parcels in the Project Area to ensure their proper development and use.

G. Provision for administrative enforcement of this Plan.

H. Imposition of conditions or other requirements upon parcels in the Project Area to implement the regulations or policy guidelines adopted by the Agency pursuant to Part V.F of this Plan in satisfaction of the requirements of Health and Safety Code Section 33413(b).

I. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered by the City, in accordance with a schedule that will permit the development of the Project Area to be commenced and carried to completion without unnecessary delay.

PART IX. ENFORCEMENT

The administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions, which are expressly for the benefit of owners of property in the Project Area, may be enforced by such owners.

The provisions of the Plan do not in any way limit or restrict the City's authority or power to enforce any local land use regulations or any provisions of the municipal code.

PART X. DURATION OF THIS PLAN AND RELATED TIME LIMITS

Except for any other authority in excess of the following limits that may from time to time be granted by the Redevelopment Law (which authority shall be deemed to be incorporated into the provisions of the Plan by this reference and shall supersede the following limits):

A. The effectiveness of this Plan (including, without limitation, the effectiveness of the Agency's land use controls for the Project Area under this Plan) shall terminate in July 19, 2023. After expiration of this time limit on effectiveness of the Plan, the Agency shall have no authority to act pursuant to the Plan, except to pay previously incurred indebtedness, to enforce existing covenants, contracts and other obligations, and to complete any unfulfilled obligations under Health and Safety Code Section 33413.

B. The Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 beyond July 19, 2033.

C. Notwithstanding any other time limitations set forth in this Part X, the nondiscrimination and nonsegregation provisions of this Plan shall run in perpetuity, and the affordable housing covenants imposed by the Agency with respect to development, rehabilitation, and/or preservation of Project-related affordable housing (whether inside or outside the Project Area) shall continue in effect for such period as may be determined and specified by the Agency.

PART XI. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan. In the event that any portion of the Project Area shall be determined to have been invalidly or incorrectly included in the Project Area that is the subject of this Plan, such portion of the Project Area shall be deemed severable from the remainder of the Project Area and the remainder of the Project Area shall remain fully subject to the provisions of this Plan.

PART XII. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Redevelopment Law or by any other procedure hereafter established by law.

PART XIII. AUTHORITY OF THE AGENCY

To the extent legally permissible, the Agency is hereby authorized to undertake any redevelopment activity or exercise any power not already included herein, provided such action is not inconsistent with this Plan.

EXHIBIT A
BOUNDARY MAP

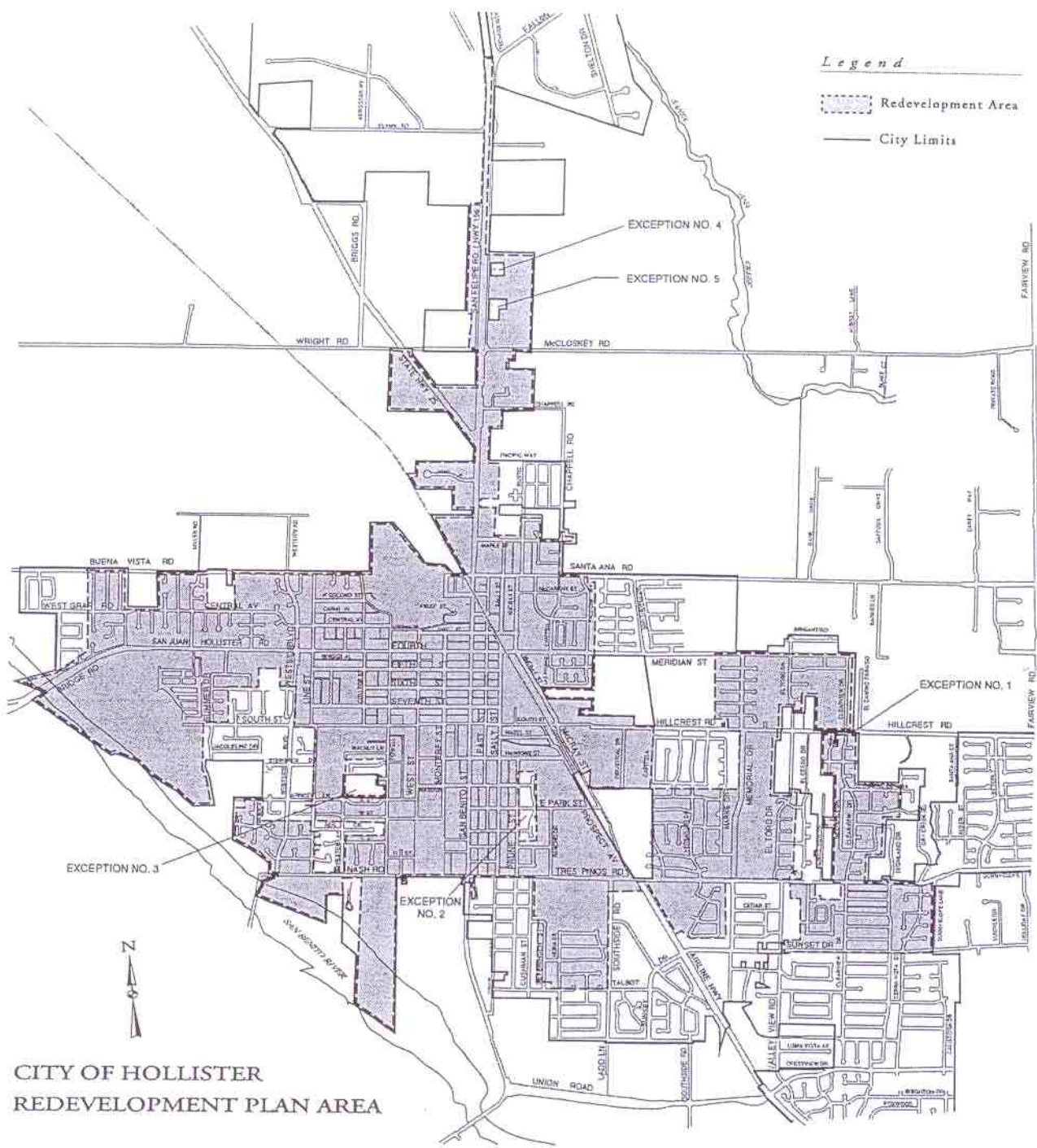


EXHIBIT B
LEGAL DESCRIPTION

Exhibit B .
LEGAL DESCRIPTION OF THE
HOLLISTER COMMUNITY DEVELOPMENT PROJECT

BEING a Portion of the Rancho San Justo according to the Map thereof filed July 21, 1876 in Book 1 of Maps at page 64, San Benito County Records and also a portion of the Rancho Ausaymas y San Felipe, according to the Map thereof filed in Volume 1 of Maps at page 27, San Benito County Records and being bounded by a line particularly described as follows:

BEGINNING at a point on the easterly line of Highway 156 on the northerly side of Fallon Road and running thence along the easterly line of Highway 156 and San Felipe Road, South $01^{\circ}54'36''$ West 405.76 feet; thence South $2^{\circ}00'$ West 837.40 feet; thence along a tangent curve to the left with a radius of 350.00 feet through a central angle of $23^{\circ}02'45''$ for a distance of 140.78 feet; thence along a curve to the right with a radius of 377.00 feet from a tangent which bears South $21^{\circ}02'45''$ East through a central angle of $45^{\circ}05'30''$ for a distance of 303.28 feet, thence along a curve to the left with a radius of 350.00 feet from a tangent which bears South $25^{\circ}02'45''$ West, through a central angle of $23^{\circ}02'45''$ for a distance of 140.78 feet; thence South $2^{\circ}00'$ West 2517.57 feet to the southwesterly corner of Assessors Parcel 19-03-03; thence along the southerly line of A.P. 19-03-03 South $87^{\circ}45'$ East 897.71 feet to the northwesterly corner of A.P. 19-03-04; thence along the westerly line of A.P. 19-03-04 South $1^{\circ}41'$ West 1996.24 feet to the southerly line of McCloskey Road thence along the southerly line of McCloskey Road North $87^{\circ}30'$ West 327.71 feet to the northeasterly corner of A.P. No. 51-10-33; thence along the easterly and southerly line of said A.P. No. 51-10-33 South $2^{\circ}30'$ West 181.00 feet and North $87^{\circ}30'$ West 120.00 feet; thence South $2^{\circ}30'$ West 169.00 feet to the northerly line of A.P. No. 51-10-31; thence along said northerly line South $87^{\circ}30'$ East 556.38 feet to the northeasterly corner thereof; thence South $1^{\circ}56'$ West 581.90 feet; thence North $87^{\circ}25'30''$ West 13.93 feet; thence South $2^{\circ}34'$ West 248.63 feet to the southerly line of Chappell Road; thence along the southerly line of Chappell Road South $87^{\circ}29'$ West 613.13 feet to the northwesterly corner of A.P. No. 19-33-08; thence along the westerly line thereof South $2^{\circ}05'$ West 120.00 feet; thence North $87^{\circ}29'$ West 240.00 feet; thence South $2^{\circ}05'$ West 984.25 feet to the southwesterly corner of Assessor's Parcel 19-33-05; thence South $87^{\circ}30'$ East 210.69 feet to the northwesterly corner of A.P. No. 19-34-04; thence South $1^{\circ}51'$ West 798.76; thence North $87^{\circ}30'$ West 410.69 feet to the easterly line of San Felipe Road; thence along said easterly line South $1^{\circ}51'$ West 193.00 feet; thence South $87^{\circ}30'$ East 410.69 feet; thence South $2^{\circ}47'$ West 443.73 feet to the southwesterly corner of A.P. No. 19-34-06; thence along the southerly line thereof South $87^{\circ}13'$ East 443.72 feet to the southeasterly line thereof; thence North $2^{\circ}47'$ East 348.27 feet; thence South $87^{\circ}13'$ East 404.68 feet to the westerly line of A.P. No. 19-34-02; thence along said westerly line South $2^{\circ}47'$ West 502.99 feet to the northerly line of Maple Street; thence along said northerly line South $87^{\circ}13'$ East 344.08 feet to the westerly line of Chappell Road; thence along said westerly line North $2^{\circ}47'$ East 188.00 feet, thence South $87^{\circ}00'$ East 160.00 feet,

South 2°47' West 100.00 feet, South 87°00' East 164.00 feet, and South 2°47' West 148.00 feet to the southerly line of A.P. No. 19-35-03; thence North 87°00' West 264.00 feet to the easterly line of Chappell Road; thence along said line South 2°47' West 649.97 feet to the northerly line of Santa Ana Road; thence along Santa Ana Road South 87°11' East 263.97 feet; thence across Santa Ana Road South 2°49' West 72.00 feet; thence along the southerly line of Santa Ana Road South 87°11' East 285.35 feet; thence South 2°01'30" West 90.00 feet; thence South 87°11'30" East 144.00 feet to the northwesterly corner of A.P. No. 19-26-13; thence along the westerly line of A.P. No. 19-26-13 and 20-02-02 South 2°01'30" West 2175.20 feet to the northeasterly corner of A.P. No. 20-02-13; thence along the northerly, westerly and southerly boundaries of A.P. No. 20-02-13 North 87°04'24" West 1030.97 feet, South 28°16' East 252.95 feet and South 87°04'24" East 903.37 feet to the southeasterly corner of A.P. 20-02-13; thence South 2°01'30" West 168.52 feet; thence North 87°00' West 260.14 feet; thence South 3°00' West 155.00 feet; thence South 89°41' East 741.58 feet; thence South 87°06' East 330.00 feet; thence South 2°00' West 273.56 feet to the southerly line of Hillcrest Road; thence along said southerly line South 87°00' East 205.63 feet to the northwesterly corner of A.P. No. 20-10-04; thence along the westerly line thereof South 2°18'40" West 1197.92 feet; thence North 86°40'40" West 1017.51 feet; thence North 2°02' East 295.57 feet to the northeasterly corner of A.P. No. 20-11-03; thence South 61°46'30" West 176.52 feet to the easterly line of the Southern Pacific Railroad right of way; thence along said easterly line North 28°15' West 117.24 feet; thence across said SPRR right of way North 88°33' West 115.12 feet; thence along the westerly line of said SPRR South 28°15' East 2458.37 feet to the northerly line of Sunnyslope Road; thence along said northerly line South 87°07' East 304.86 feet; thence North 2°06' East 1844.02 feet to the southwesterly corner of A.P. No. 20-10-05; thence along the southerly line of A.P. No. 20-10-05 South 87°06' East 1192.45 feet; thence South 2°12'50" West 73.37 feet to the southwesterly corner of A.P. No. 20-12-01; thence along the southerly line thereof and the southerly line of A.P. No. 20-12-02 South 87°06' East 526.68 feet; thence along the easterly line of A.P. No. 20-12-02 North 2°21' East 1256.24 feet to the southerly line of Hillcrest Road; thence along the southerly line of Hillcrest Road North 87°00' West 223.65 feet; thence North 2°12'30" East 135.00 feet; thence North 87°00' West 105.00 feet; thence South 2°12'30" West 135.00 feet to the northerly line of Hillcrest Road; thence along said northerly line North 87°00' West 60.00 feet; thence North 2°12'30" East 160.00 feet; thence North 87°00' West 128.00 feet to the easterly line of A.P. No. 20-02-04; thence along said westerly line North 2°12'50" East 1332.50 feet to the northeasterly corner thereof at the centerline of Meridian St.; thence along the centerline of Meridian Street South 86°56'40" East 2798.61 feet; thence South 2°39' West 1571.69 feet to the southerly line of Hillcrest Road; thence South 87°00' East 161.12 feet; thence South 3°07' West 983.03 feet to the southwesterly corner of A.P. No. 20-12-07; thence South 86°09' East 867.13 feet to the westerly line of A.P. No. 20-12-128; thence along said westerly line South 3°07' West 722.19 feet to the southwesterly corner thereof; thence North 86°25' West 630.58 feet; thence South 3°00' West 317.16 feet to the northerly line of Sunnyslope Road; thence along said northerly line South 87°00' East 330.00 feet to the southeasterly corner of

A.P. No. 20-12-26; thence along the easterly line thereof North 3°00' East 100.00 feet; thence South 87°00' East 135.02 feet to the westerly line of Highland Drive; thence along said westerly line along a curve to the left with a radius of 430.00 feet from a tangent which bears South 3°35'55" West through a central angle of 0°35'55" for a distance of 4.49 feet; thence South 3°00' West 96.68 feet; thence South 87°00' East 195.00 feet; thence South 2°27'20" West 449.20 feet to the southwesterly corner of A.P. No. 20-27-11; thence along the southerly and easterly lines thereof North 89°45' East 290.79 feet and North 2°45' East 370.72 feet to the southerly line of Sunnyslope Road; thence along said southerly line of Sunnyslope Road South 87°00' East 182.92 feet and North 70°52' East 111.47 feet; thence leaving Sunnyslope Road South 87°00' East 119.71 feet; thence South 2°24'50" West 1366.38 feet to the southerly line of Sunset Drive; thence along the southerly line of Sunset Drive the following courses and distances: North 89°23'40" West 168.96 feet; along a tangent curve to the right with a radius of 970.00 feet through a central angle of 3°27'30" for a distance of 58.55 feet; South 87°08'50" West 344.16 feet to the centerline of Cerra Vista Drive; thence continuing along said southerly line of Sunset Drive North 87°01' West 1179.74 feet; thence along a tangent curve to the left with a radius of 470.00 feet through a central angle of 11°31'10" for a distance of 94.49 feet; thence along a tangent curve to the right with a radius of 530.00 feet through a central angle of 11°48'20" for a distance of 109.20 feet; thence North 87°36' West 938.57 feet; thence along a tangent curve to the left with a radius of 270.00 feet, through a central angle of 28°05'50" for a distance of 132.41 feet; thence along a tangent curve to the right with a radius of 230.00 feet through a central angle of 22°55'03" for a distance of 92.00 feet to the easterly line of Valley View Road; thence along said easterly line North 2°24' East 320.88 feet; thence South 86°45' East 370.53 feet; thence North 2°24' East 913.21 feet; thence North 87°00' West 140.86 feet; thence North 2°24' East 233.84 feet to the southerly line of Sunnyslope Road; thence along said southerly line South 87°00' East 363.13 feet; thence South 2°19'30" West 217.00 feet; thence South 87°00' East 187.88 feet; thence South 2°18'39" West 109.58 feet; thence South 87°00' East 345.32 feet; thence North 2°19'29" East 366.58 feet to the northerly line of Sunnyslope Road; thence along said northerly line North 87°00' West 163.02 feet; thence North 3°00' East 1102.90 feet; thence North 87°00' West 205.19 feet to the easterly line of Bonnie View Road; thence along said easterly line North 3°00' East 150.00 feet; thence South 87°00' East 205.19 feet; thence North 3°00' East 943.86 feet to the northeasterly corner of A.P. No. 20-12-114; thence along the northerly line of A.P. No. 20-12-114 North 87°07' West 279.92 feet; thence North 2°20'10" East 891.65 feet to the northerly line of Hillcrest Road; thence North 87°00' West 190.18 feet; thence North 2°29' East 677.45 feet to the northeasterly corner of A.P. No. 20-05-36; thence North 86°30' West 254.91 feet; thence South 2°29' West 348.40 feet; thence North 87°00' West 191.85 feet; thence North 2°29' East 105.00 feet; thence North 87°00' West 252.85 feet to the northwesterly corner of A.P. No. 20-05-35; thence South 2°29' West 508.00 feet to the southerly line of Hillcrest Road; thence along the southerly line of Hillcrest Road North 87°00' West 161.95 feet; thence South 2°21' West 1261.00 feet to the southwesterly corner of A.P. No. 20-13-34; thence South 87°15' East 490.71 feet; thence South 2°26' West 1583.18 feet; thence South 87°00' East 123 feet; thence South 2°26' West

10.00 feet to the northerly line of Sunnyslope Road; thence along the northerly line of Sunnyslope Road North $87^{\circ}00'$ West 123.00 feet; thence North $2^{\circ}26'$ East 20.00 feet; thence North $87^{\circ}00'$ West 86.87 feet; thence North $2^{\circ}26'$ East 18.00 feet to the northeasterly corner of A.P. No. 20-14-05; thence North $87^{\circ}00'$ East 87.70 feet; thence South $2^{\circ}26'$ West 130.00 feet to the northerly line of Sunnyslope Road; thence along the northerly line of Sunnyslope Road North $87^{\circ}00'$ East 1184.84 feet; thence South $2^{\circ}37'$ West 1267.00 feet; thence North $87^{\circ}23'$ West 11.71 feet; thence along a curve to the right with a radius of 45.00 feet from a tangent which bears South $53^{\circ}40'27''$ West through a central angle of $72^{\circ}29'59''$ for a distance of 56.94 feet; thence along a tangent curve to the left with a radius of 45.00 feet through a central angle of $33^{\circ}33'26''$ for a distance of 1.36 feet; thence North $87^{\circ}23'$ West 465.25 feet; thence along a tangent curve to the right with a radius of 360.00 feet through a central angle of $56^{\circ}33'$ for a distance of 294.95 feet; thence South $31^{\circ}28'10''$ West 129.94 feet to the northeasterly line of Airline Highway; thence along the northeasterly line of Airline Highway North $28^{\circ}07'$ West 1165.67 feet; thence North $87^{\circ}30'$ East 211.06 feet to the southwesterly line of Airline Highway; thence along the southwesterly line of Airline Highway South $37^{\circ}00'55''$ East 161.24 feet; thence along a curve to the right with a radius of 950.00 feet from a tangent which bears South $49^{\circ}33'15''$ East through a central angle of $13^{\circ}05'22''$ for a distance of 217.03 feet to the northeasterly corner of A.P. No. 20-22-17; thence North $87^{\circ}32'30''$ West 783.27 feet to the westerly line of Southside Road; thence along the westerly line of Southside Road South $2^{\circ}27'30''$ West 1634.85 feet to the northeasterly corner of A.P. No. 20-19-11; thence North $87^{\circ}00'$ West 115.76 feet; thence North $2^{\circ}22'$ East 111.57 feet; thence North $87^{\circ}12'$ West 10.40 feet; thence North $2^{\circ}24'$ East 1149.31 feet to the northerly line of Velado Street; thence along the northerly line of Velado Street North $87^{\circ}12'$ West 10.14 feet; thence along a tangent curve to the right with a radius of 20.00 feet through a central angle of $89^{\circ}36'$ for a distance of 31.28 feet to the easterly line of Cushman Street; thence along the easterly line of Cushman Street North $2^{\circ}24'$ East 851.53 feet to the northerly line of Nash Road; thence along the northerly line of Nash Road North $87^{\circ}00'$ West 1176.70 feet; thence along the easterly line of Circle Drive the following courses and distances: South $2^{\circ}15'$ East 150.39 feet along a tangent curve to the left with a radius of 113.77 feet through a central angle of $45^{\circ}00'$ for a distance of 89.35 feet along a tangent curve to the right with a radius of 63.77 feet through a central angle of $5^{\circ}00'$ for a distance of 50.08 feet, South $2^{\circ}25'$ West 102.99 feet along a tangent curve to the right with a radius of 35.00 feet through a central angle of $31^{\circ}00'10''$ for a distance of 18.94 feet along a tangent curve to the left with a radius of 5.00 feet through a central angle of $64^{\circ}33'40''$ for a distance of 39.44 feet, along a tangent curve to the right with a radius of 25.00 feet through a central angle of $33^{\circ}33'30''$ for a distance of 14.64 feet South $2^{\circ}25'$ West 2.26 feet to the northerly line of A.P. No. 20-18-12; thence North $87^{\circ}16'$ West 112.00 feet; thence North $2^{\circ}25'$ East 330.00 feet; thence North $86^{\circ}30'$ West 121.24 feet; thence North $2^{\circ}25'$ East 150.00 feet to the centerline of Nash Road; thence along said centerline North $87^{\circ}00'$ West 1068.01 feet; thence South $3^{\circ}00'$ West 155.00 feet; thence North $87^{\circ}00'$ West 70.00 feet; thence North $3^{\circ}00'$ East 125.00 feet to the southerly line of Nash Road; thence along the southerly line of Nash Road North $87^{\circ}00'$ West 130.00 feet; thence South $2^{\circ}00'$ West 3190.23 feet to the southeasterly corner of A.P. No. 59-02-03; thence North $51^{\circ}15'$ West 993.39 feet to the Southwesterly corner of A.P. No. 59-02-01; thence North $3^{\circ}41'$ East 2595.86 feet to the southerly line of Nash Road; thence along

the southerly line of Nash Road North 87°00' West 267.30 Feet; thence South 2°21' West 360.00 feet; thence North 87°00' West 337.26 feet; thence South 2°21' West 158.76 feet; thence South 4°02' West 435.60 feet to the southwesterly corner of A.P. No. 20-16-22; thence North 64°45' West 1491.76 feet to the southeasterly line of Nash Road; thence along southeasterly line of Nash Road North 13°53' East 15.15 feet; thence continuing on said line along a tangent curve to the right with a radius of 470.00 feet through a central angle of 69°49' for a distance of 572.71 feet; thence North 3°00' East 66.74 feet to the northerly line of Nash Road; thence along the northerly line of Nash Road North 87°00' West 153.60 feet to the easterly line of A.P. No. 20-06-30; thence along said easterly line North 3°30'20" East 208.97 feet; thence North 42°06' West 264.06 feet; thence North 49°56'40" West 216.29 feet to the most northerly corner of A.P. No. 20-06-30; thence North 58°11' West 385.33 feet to the southeasterly corner of A.P. No. 20-06-14; thence North 2°32' East 580.20 feet to the southwesterly corner of A.P. No. 20-06-37; thence South 87°28' East 208.72 feet; thence North 2°32' East 208.72 feet to the southerly line of Apricot Lane; thence along the southerly line of Apricot Lane South 87°16' East 392.84 feet; thence South 2°50'50" West 395.80 feet; thence South 87°09'30" East 985.23 feet to the westerly line of Line Street; thence along the westerly line of Line Street South 2°45' West 222.08 feet; thence South 87°00' East 170.00 feet to the northeasterly corner of A.P. No. 55-18-04; thence South 2°45' West 80.00 feet; thence North 87°00' West 120.00 feet to the easterly line of Line Street; thence along the easterly line of Line Street South 2°45' West 267.29 feet; thence South 87°00' East 100.00 feet; thence South 2°45' West 100.00 feet; thence North 87°00' West 100.00 feet to the Southwesterly corner of A.P. No. 55-18-03 and a point on the easterly line of Line Street, thence along said easterly line South 2°45' West 367.29 feet to a point on the northerly line of Nash Road; thence along said northerly line South 87°00' East 409.24 feet; thence North 2°45' East 100.00 feet; thence South 87°00' East 100.00 feet; thence South 2°45' West 100.00 feet to a point on the northerly line of Nash Road; thence along said northerly line South 87°00' East 84.10 feet; thence North 2°55' East 766.29 feet to the southwesterly corner of A.P. No. 20-09-05; thence South 87°00' East 842.09 feet to the westerly line of Powell Street; thence along the westerly line of Powell Street North 1°26' East 259.00 feet; thence North 87°00' West 863.33 feet; thence North 76°28' West 82.17 feet; thence North 87°00' West 455.11 feet to the easterly line of Line Street; thence along the easterly line of Line Street North 2°50'30" East 179.07 feet; thence North 87°09'30" West 188.00 feet to the southwesterly corner of A.P. No. 58-02-07; thence North 2°50'30" East 115.80 feet; thence North 87°09'30" West 38.00 feet; thence North 2°50'30" East 106.00 feet to the southerly line of Apricot Lane; thence along the southerly line of Apricot Lane South 87°09'30" East 176.00 feet to the westerly line of Line Street; thence along the westerly line of Line Street North 2°30' East 1564.53 feet to the southerly line of South Street; thence along the southerly line of South Street North 87°30' West 416.21 feet; thence North 1°30' East 766.00 feet to the northeasterly corner of A.P. No. 20-01-15; thence North 87°30' West 300.00 feet to the southeasterly corner of A.P. No. 20-01-18; thence North 1°30' East 427.65 feet; thence North 87°30' West 491.63 feet; thence South 1°30' West 427.65 feet to the southwesterly corner of A.P. No. 20-01-18; thence North 87°30' West 562.39 feet; thence South 726.00 feet to the northerly line of South Street; thence along the northerly line of South Street North 87°30' West 535.72 feet; thence South 3°05' East 888.22 feet; thence South 27°52' East 168.96 feet; thence South 19°46' East 132.00 feet; thence South 9°16' East 556.39 feet to the northeasterly corner of A.P. No. 20-06-43; thence South 89°16' West 369.41 feet;

thence along the westerly line of A.P. No. 58-03-01 the following courses and distances: North 44°45' West 433.06 feet; North 51°09' West 160.43 feet; North 62°14' West 189.32 feet; North 58°31' West 154.65 feet; North 50°31' West 206.43 feet; North 41°16' West 343.41 feet; North 65°36' East 545.75 feet to the most westerly corner of A.P. No. 58-03-01; thence South 64°31' West 128.39 feet; thence North 52°31' West 1904.50 feet to the southerly line of State Highway 156; thence along the southerly line of State Highway 156 North 59°19' East 300.00 feet; thence crossing Highway 156 North 65°36' West 465.57 feet to the southerly corner of A.P. No. 19-23-23; thence North 71°39' East 573.39 feet to the westerly line of Bridge Road; thence North 1°18' East 91.00 feet; thence South 88°42' East 40.00 feet to the easterly line of Bridge Road; thence South 53°39'50" East 81.59 feet to the northerly line of Bridge Road; thence along said northerly line North 71°39'30" East 232.73 feet; North 63°06'50" East 136.55 feet; thence along a curve to the right with a radius of 2100.00 feet from a tangent which bears North 58°14'20" East through a central angle of 3°48'33" for a distance of 139.61 feet; thence North 1°00' East 62.61 feet; thence North 1°18' East 1733.76 feet to the northerly line of Buena Vista Road; thence along the northerly line of Buena Vista Road South 87°00' East 789.00 feet; thence South 1°18' West 779.00 feet to the southwesterly corner of A.P. No. 19-25-01; thence South 87°00' East 648.88 feet; thence North 1°18' East 739.00 feet to the southerly line of Buena Vista Road; thence along the southerly line of Buena Vista Road South 87°00' East 981.33 feet; thence South 0°32'50" West 758.97 feet to the southwesterly corner of A.P. No. 19-25-03; thence South 87°00' East 564.81 feet; thence North 1°45' East 779.00 feet to the northerly line of Buena Vista Road; thence along the northerly line of Buena Vista Road South 87°00' East 2631.85 feet to the southwesterly corner of A.P. No. 53-37-02; thence North 2°35' East 1040.00 feet; thence South 87°00' East 415.00 feet; thence South 40°00' East 1158.45 feet; thence South 87°00' East 391.50 feet; thence South 28°14' East 232.00 feet to the northerly line of North Street; thence along the northerly line of North Street South 87°00' East 266.59 feet; thence North 27°56'10" West 1338.88 feet to the southerly line of Flora Avenue; thence along the southerly line of Flora Avenue South 86°56'10" East 806.87 feet to the westerly line of San Felipe Road; thence along the westerly line of San Felipe Road North 2°30' East 137.45 feet; thence North 87°27'05" West 399.96 feet to the southwesterly corner of A.P. No. 53-37-01; thence North 2°30' East 396.65 feet; thence North 86°32'35" West 736.56 feet to the southwesterly corner of A.P. No. 19-14-01; thence North 28°15' West 308.22 feet to the northwesterly corner of A.P. No. 19-14-01; thence South 86°32'35" East 143.63 feet; thence North 2°30' East 308 feet to the northwesterly corner of A.P. No. 19-13-06; thence South 87°00' East 1502.52 feet to the westerly line of San Felipe Road; thence along the westerly line of San Felipe Road North 2°13' East 136.82 feet to a point on the westerly line of San Felipe Road and the westerly line of Bolsa Road; thence along the westerly line of Bolsa Road the following courses and distances: along a tangent curve to the left with a radius of 500.00 feet through a central angle of 18°11'40" for a distance of 158.78 feet; along a tangent curve to the left with a radius of 300.00 feet through a central angle of 19°21'20" for a distance of 101.35 feet; North 35°20' West 834.90 feet to the northeasterly corner of A.P. No. 19-13-21; thence

North 87°12' West 1142.56 feet to the southeasterly corner of A.P. No. 19-13-25; thence North 2°16' East 1245.78 feet to the southerly line of Wright Road; thence along the southerly line of Wright Road South 87°16' East 400.42 feet; thence South 2°19'05" West 109.13 feet to the easterly line of Bolsa Road; thence along the easterly line of Bolsa Road South 35°20' East 809.77 feet; thence South 87°11' East 832.80 feet to the westerly line of San Felipe Road; thence along the westerly line of San Felipe Road North 2°23'40" East 205.28 feet; thence North 87°52'23" West 15.00 feet; thence North 2°23'40" East 115.28 feet; thence along a tangent curve to the left with a radius of 45,075.50 feet, through a central angle of 0°13'48", for a distance of 181.06 feet; thence along a tangent curve to the left with a radius of 50.00 feet, through a central angle of 89°48'49", for a distance of 78.38 feet to a point on the southerly line of Wright Road, thence North 18°43'11" East 62.64 feet to a point on the northerly line of Wright Road, thence along the northerly line of Wright Road North 87°27'47" West 67.90 feet; thence North 87°12' West 162.92 feet to the southwesterly corner of A.P. No. 53-35-04 thence North 2°30' East 708.67 feet; thence South 87°00' East 65.00 feet to the southeasterly corner of A.P. No. 19-09-26; thence North 2°30' East 2236.08 feet to the northeasterly corner of A.P. No. 19-09-24; thence South 87°00' East 200.00 feet to the westerly line of San Felipe Road; thence along the westerly line of San Felipe Road North 2°00' East 2535.54 feet; thence along a tangent curve to the left with a radius of 4929.00 feet through a central angle of 6°09'17" for a distance of 529.47 feet; thence North 86°53'19" East 142.00 feet to the point of beginning.

NON-CONTIGUOUS PARCEL

BEING a Portion of Homestead Lot 30 and Hill Lot 4 of the Rancho San Justo according to the Map thereof filed July 21, 1876 in Book 1 of Maps at page 64, San Benito County Records and being a portion of Lot 36 of the Flint Bixby & Co. portion of the Rancho San Justo according to the Map thereof filed September 16, 1891 in Book 1 of Maps at page 33, San Benito County Records and being bounded by a line particularly described as follows:

BEGINNING at a point which is the northeasterly corner of A.P. No. 52-10-02 and running thence South $26^{\circ}06'$ West 615.13 feet to the southeasterly corner of A.P. No. 52-10-04; thence North $63^{\circ}40'$ West 662.65 feet; thence North $78^{\circ}51'$ West 173.86 feet; thence North $72^{\circ}23'$ West 227.80 feet; thence North $86^{\circ}27'$ West 309.00 feet to the northwesterly corner of A.P. No. 21-01-13; thence North $70^{\circ}19'$ West 410.00 feet to the easterly line of A.P. No. 52-10-01; thence along the easterly line of A.P. No. 52-10-01 South $26^{\circ}30'$ West 158.54 feet; thence North $10^{\circ}48'49''$ East 74.59 feet; thence South $32^{\circ}55'16''$ West 175.02 feet; thence along a curve to the left with a radius of 400.00 feet from a tangent which bears South $26^{\circ}32'05''$ West through a central angle of $18^{\circ}22'16''$ for a distance of 128.25 feet; thence South $26^{\circ}21'33''$ West 155.45 feet to a point on the northerly line of State Highway 156, thence along the northerly line of State Highway 156 on a curve to the left with a radius of 2083.00 feet from a tangent which bears North $89^{\circ}05'59''$ West through a central angle of $26^{\circ}20'49''$ for a distance of 985.85 feet; thence North $64^{\circ}15'$ West 166.86 feet; thence North $86^{\circ}15'$ West 295.75 feet to the southwesterly corner of A.P. No. 52-10-01; thence along the westerly line of A.P. No. 52-10-01 North $26^{\circ}43'$ East 2133.12 feet to the northwesterly corner of A.P. No. 52-10-01; thence along the northerly line of A.P. No. 52-10-01 South $79^{\circ}53'30''$ East 1243.72 feet to the northeasterly corner of A.P. No. 52-10-01; thence South $26^{\circ}30'$ West 114.55 feet to the northwesterly corner of A.P. No. 52-10-02; thence along the northerly line of A.P. No. 52-10-02; thence along the northerly line of A.P. No. 52-10-02 South $55^{\circ}19'$ East 1760.65 feet to the point of beginning

BEING a Portion of Homestead Lot 35 of the Rancho San Justo according to the Map thereof filed in July 21, 1876 in Book 1 of Maps at page 64, San Benito County Records and being bounded by a line particularly described as follows:

BEGINNING at a point on the southerly line of Hillcrest Road and running thence along the easterly line of said Homestead Lot 35 South $2^{\circ}20'10''$ West 235.00 feet; thence North $87^{\circ}00'$ West 75.00 feet; thence North $2^{\circ}20'10''$ East 235.00 feet to the northeasterly corner of A.P. No. 20-12-113 and the southerly line of Hillcrest Road; thence along the southerly line of Hillcrest Road North $87^{\circ}00'$ West 204.93 feet, thence North $2^{\circ}20'10''$ East 80.00 feet to a point on the northerly line of Hillcrest Road; thence along the northerly line of Hillcrest Road South $87^{\circ}00'$ East 542.05 feet; thence South $2^{\circ}39'$ West 80.00 feet to a point on the southerly line of Hillcrest Road; thence along the southerly line of Hillcrest Road North $87^{\circ}00'$ West 262.12 feet to the point of beginning.

BEING a Portion of Homestead Lot 33 of the Rancho San Justo according to the Map thereof filed July 21, 1876 in Book 1 of Maps at page 64, San Benito County Records and being bounded by a line particularly described as follows:

BEGINNING at a point on the easterly line of Prune Street, said point being the southwesterly corner of A.P. No. 20-10-09 and running thence along the easterly line of Prune Street North $1^{\circ}27'$ East 1382.88 feet to the northwesterly corner of A.P. No. 20-10-06; thence South $88^{\circ}33'$ East 630.00 feet; thence South $1^{\circ}27'$ West 1382.88 feet; thence North $88^{\circ}33'$ West 630.00 feet to the point of beginning.

EXCEPTION NO. 3

VOL 497 PAGE 765

BEING a Portion of Homestead Lot 32 of the Rancho San Justo according to the Map thereof filed July 21, 1876 in Book 1 of Maps at page 64, San Benito County Records and being bounded by a line particularly described as follows:

BEGINNING at a point on the westerly line of Powell Street, said point being the southeasterly corner of A.P. No. 20-08-10 and running thence North $87^{\circ}00'$ West 800.80 feet; thence North $2^{\circ}55'$ East 1054.30 feet to the northwesterly corner of A.P. No. 20-08-03; thence South $87^{\circ}12'$ East 802.60 feet to the westerly line of Powell Street; thence along the westerly line of Powell Street South $1^{\circ}26'$ West 308.44 feet; thence North $87^{\circ}10'$ West 165.00 feet to the northwesterly corner of A.P. No. 55-22-01; thence South $1^{\circ}26'$ West 218.49 feet to the southwesterly corner of A.P. No. 55-22-03; thence South $87^{\circ}10'$ East 165.00 feet to the westerly line of Powell Street; thence along the westerly line of Powell Street South $1^{\circ}26'$ West 527.84 feet to the point of beginning.

EXCEPTION NO. 4

VOL 497 PAGE 767

BEING a portion of Homestead Lot 5 of the Rancho San Justo according to the Map thereof filed July 21, 1876 in Book 1 of Maps, at page 64, San Benito County Records and being bounded by a line particularly described as follows:

BEGINNING at the northeasterly corner of A.P. No. 19-04-16 and running thence South $2^{\circ}21'$ West 300.00 feet to the southeasterly corner of A.P. No. 19-04-17, thence along the southerly line of A.P. No. 19-04-17 North $87^{\circ}45'$ West 255.00 feet, thence North $2^{\circ}21'$ East 300.00 feet, thence South $87^{\circ}45'$ East 255.00 feet to the point of beginning.

BEING a portion of Homestead Lot 5 of the Rancho San Justo according to the Map thereof filed July 21, 1876 in Book 1 of Maps at page 64, San Benito County Records and being bounded by a line particularly described as follows:

BEGINNING at the northeasterly corner of A. P. No. 19-04-19 and running thence South $2^{\circ}21'$ West 150.00 feet, thence along the southerly line of said A.P. No. 19-04-19 North $87^{\circ}45'$ West 224.99 feet to the northeasterly corner of A.P. No. 19-04-15, thence South $2^{\circ}21'$ West 250.00 feet to the southeasterly corner of said A.P. No. 19-04-15, thence along the southerly line of said A.P. No. 19-04-15 North $87^{\circ}45'$ West 255.00 feet; thence North $2^{\circ}21'$ East 400.00 feet; thence South $87^{\circ}45'$ East 479.99 feet to the point of beginning.

END OF DOCUMENT

EXHIBIT C
LAND USE MAP

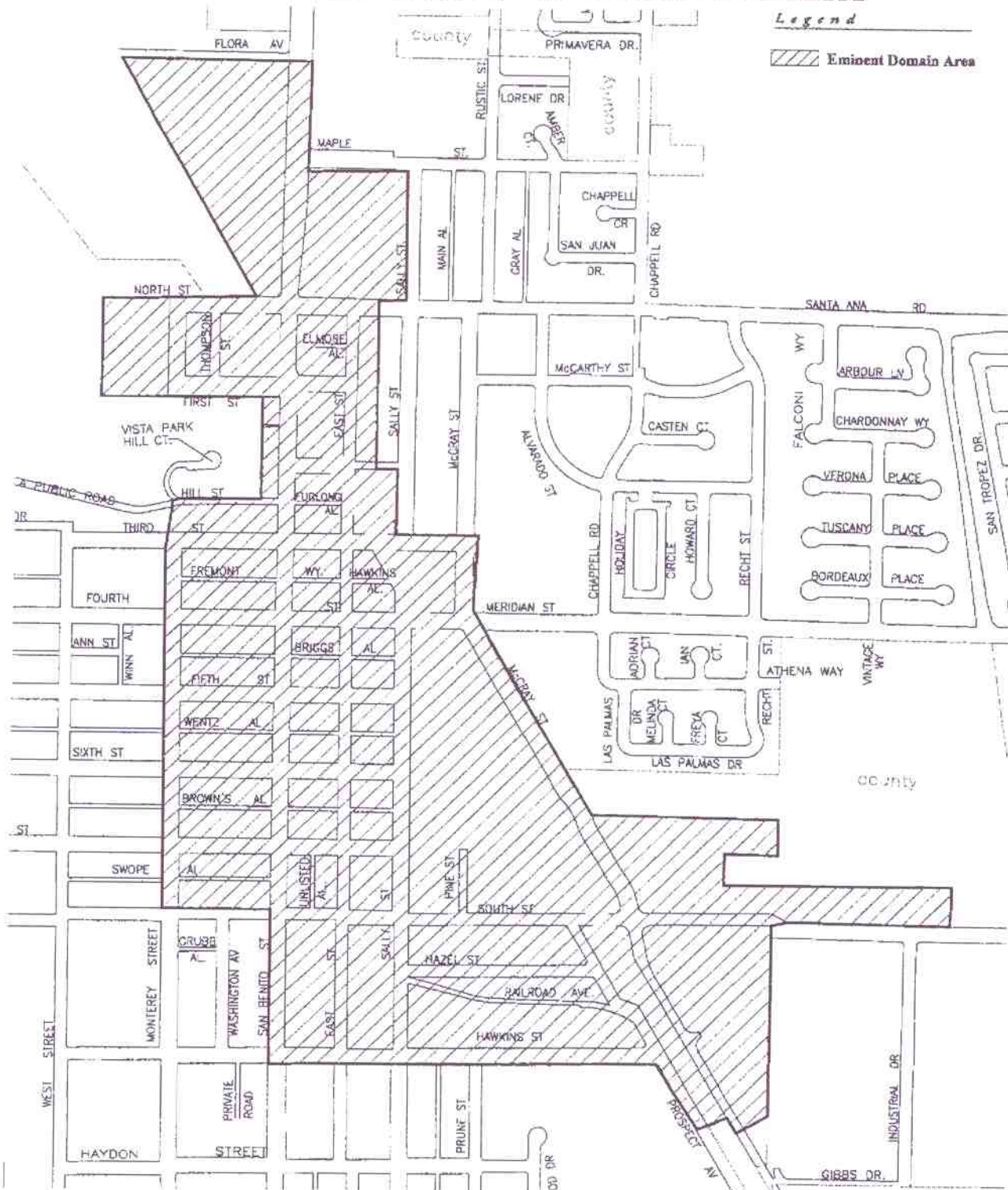
EXHIBIT D
INITIALLY PROPOSED ACTIONS AND PROJECTS

- Provide funding for housing rehabilitation programs to assist low-income homeowners and renters
- Provide funding for down payment assistance programs available to low-income households
- Provide funds to assist in the construction of new housing opportunities for low- and moderate-income households

PROPOSED EMINENT DOMAIN AREA

Legend

 Eminent Domain Area



RESOLUTION NO. PAC 2002-01

**RESOLUTION OF THE PROJECT AREA COMMITTEE FOR THE
HOLLISTER COMMUNITY DEVELOPMENT PROJECT MAKING ITS
REPORT AND RECOMMENDATION ON THE PROPOSED AMENDED AND
RESTATED HOLLISTER COMMUNITY DEVELOPMENT PLAN AS
AMENDED BY THE SECOND AMENDMENT**

WHEREAS, the City Council of the City of Hollister adopted Ordinance No 611 on July 19, 1983, approving the Hollister Community Development Plan; and,

WHEREAS, the Redevelopment Agency of the City of Hollister ("Agency") has prepared an Amended and Restated Hollister Community Development Plan as amended by the proposed Second Amendment ("Amended and Restated Plan"); and,

WHEREAS, pursuant to Article 6.5 of the California Community Redevelopment Law ("Law"), a project area committee was duly formed for the Second Amendment ("Project Area Committee"); and,

WHEREAS, between December 12, 2000 and May 8, 2002, the Project Area Committee convened 9 public meetings to review and discuss the elements of the Amended and Restated Plan; and,

WHEREAS, Section 33347.5 of the California Community Redevelopment Law ("Law") provides that before the proposed Amended and Restated Plan is submitted to the City Council for consideration, it shall be first submitted to the Project Area Committee for its report and recommendation concerning the Amended and Restated Plan; and,

WHEREAS, the Project Area Committee has received and reviewed the Amended and Restated Plan in the form attached hereto as Exhibit "A".

**THEREFORE BE IT RESOLVED BY THE PROJECT AREA
COMMITTEE FOR THE HOLLISTER COMMUNITY DEVELOPMENT
PROJECT,**

1. The Project Area Committee hereby recommends that the City Council and Agency adopt the Amended and Restated Hollister Community Development Plan, as amended by the Second Amendment.
2. This Resolution shall constitute the report and recommendation of the Project Area Committee on the Amended and Restated Community Development Plan to the Agency and City Council pursuant to Section 33347.5 of the Law.


PASSED AND ADOPTED this 8th day of May, 2002, by the following vote.

AYES: Vaux, Sheridan, Baumgartner, Vieirra

NOES:

ABSENT:

ABSTAINING:

ATTEST: 
William B. Avera, Secretary
Project Area Committee

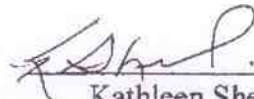

Kathleen Sheridan, Chair
Project Area Committee

EXHIBIT A

**PROPOSED AMENDED AND RESTATED
COMMUNITY DEVELOPMENT PLAN FOR THE
HOLLISTER COMMUNITY DEVELOPMENT PROJECT**